



# City of Carmel

## CARMEL PLAN COMMISSION SUBDIVISION COMMITTEE MINUTES

**TUESDAY, MAY 1, 2007**

**LOCATION: CAUCUS ROOMS  
CARMEL CITY HALL  
ONE CIVIC SQUARE  
CARMEL, IN 46032**

**TIME: 6:00 P.M.  
DOORS OPEN AT 5:30 P.M.**

**Representing the Committee**

Rick Ripma, Chairperson  
Jay Dorman  
Carol Schlieff  
Sally Shapiro

**Representing the Department**

Angie Conn

**Of Counsel:**

John Molitor

**Rick Ripma, Chairman called the meeting to order at 6:00 p.m.**

**Mr. Ripma reviewed the Docket Items for the meeting.**

**The Subdivision Committee will meet to consider the following items:**

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- 1. – CONT. TO JUNE 5 – Docket No. 06010005 Z: Shelborne Property PUD**  
The applicant seeks to rezone 20 acres from S1/Residential to PUD/Planned Unit Development for the purpose of developing single-family residences. The site is located on the west side of Shelborne Road, north of 121<sup>st</sup> Street. Filed by Charles Frankenberger of Nelson and Frankenberger for Indiana Land Development Co.
- 2. – CONT. TO JUNE 5 – Docket No. 06050020 PP: Clay Creek**  
The applicant seeks to plat 30 lots on 29.971 acres.

The site is located on Hoover Road north of 116<sup>th</sup> Street and is zoned S1.

The applicant seeks the following waivers for the proposed plat:

**06050022 SW:** SCO Chapter 6.05.07 Orientation of Home – request to allow dwellings to face internal street

**06050023 SW:** SCO Chapter 7.05.07 Clearing of greater than 15% of mature woodlands.

Filed by Charlie Frankenberger for MHE Development Co. LLC.

**3. – CONT. TO JUNE 5 – Docket No. 07010008 Z: 116<sup>th</sup> & Guilford Rezone**

The applicant seeks to rezone approximately 9.5 acres from I-1/Industrial to the R-1/Residence District Zoning Classification.

The site is located at 1441 S. Guilford.

Filed by the Carmel Dept. of Community Services.

**4. Docket No. 07020014 Z: Westmont PUD.**

The applicant seeks to create to rezone property from S1 Residential to PUD for the purpose of creating a single family detached residential subdivision.

The site is located at 2000 West 136<sup>th</sup> Street and is zoned S1.

Filed by Charlie Frankenberger of Nelson and Frankenberger for Platinum Properties LLC and Pittman Partners Inc.

**The only item on the agenda for tonight is Docket No. 07020014.**

**DUE TO EQUIPMENT FAILURE THERE ARE NO RECORDED MINUTES. THESE MINUTES ARE BASED ON WRITTEN NOTES.**

Charlie Frankenberger of Nelson and Frankenberger spoke on behalf of the petitioner Steve Pittman, of Pittman Partners. Also present for Pittman Partners and Platinum Properties LLC were Neal Smith and Nick Churchill.

**Charlie Frankenberger:** Reviewed the project. As presented to the Plan Commission, Westmont will be an upscale, low-density project. As required by the PUD there can be no more than 143 lots equaling 1.23 acre. Exhibits can be found in Committee brochures. There are architectural standards written for the Westmont subdivision. Home lots will be 80 ft., 100 ft. and 120 ft. It is anticipated that the price range for the homes will be between \$650,000 and \$1.5 million dollars. Mr. Frankenberger indicated that since the previous meeting a number of changes have been made in the PUD. There will be no front loading garages on homes on the 80 ft. lots, foundation plantings will be done on 3 sides of the home, street lights will be installed with downcast features. Also included in the change is from 7 to 14 shrubs and trees on each lot. Originally, 7 shrubs and trees had been scheduled, it has now been doubled. Minimum space between buildings on the 80 ft. lots is 10 ft., and on the 100 and 120 ft. lots it will be 20 feet of separation.

Mr. Frankenberger also pointed out an error in the PUD. In the original request it was anticipated that the “Crook” property would be included, so that it was indicated that there

would be 43 acres of open space. However, now that this property is no longer included in the project, this has reduced the open space. Westmont will include 38.6% of open space. This exceeds the ROSO requirement of 15% open space. In comparison to other developments in the area, Westmont has more open space, higher price point and lower density.

Platinum Properties is asking that the Committee to approve this rezone and move the project along to the Plan Commission meeting on May 15, 2007.

Angie Conn – DOCS, indicated that a meeting was held with Platinum Properties and several issues were resolved. Angie distributed a visual showing agreed to changes. One major change is the inclusion of 2 roundabouts. This should help control traffic speed. These will be located at..... Angie indicated changes with the blue dotted line.

Jay Dorman asked if any fountains were being planned for the ponds or the entrances.

Steve Pittman responded that there will be fountains at the entrance, but wants it to be at the developers discretion. He anticipates that there will be extensive landscaping with water features at all entrances.

Rick Ripma asked what discussions have .....on traffic control

Carol Schleif questioned if collector roads should have driveways?

Discussion was held relative to the availability of amenity area, trails and paths in the development. Charlie Frankenberger indicated that based on marketing data that the prospective buyers of these homes will not be interested in these amenities; they will be looking for a more isolated living area. They will be more likely to find these amenities at outside country, tennis and golf clubs.

Carol Schleif discussed the close proximity of the homes on the 80 ft. lots; she spoke of a domino effect. She questioned the possibility of changing the layout of the areas – i.e., intermingling the lot widths. Steve Pittman responded that this was not possible. This would require that the whole development plan would need to be changed. Carol expressed concern that the current layout segregates the 80 ft. homes from the 120 ft. homes.

Mike Hollibaugh asked Carol if she could be more specific regarding how she would like to see this area. Carol responded she would like to see either all the same lot width within the neighborhood (or neighborhood with a physical division as where the 100' lots are OR "mixing up" lot sizes throughout the entire neighborhood. The preference that would probably work best in Indiana would be to have all lots in an area be the same size to promote interreaction and commonality between homeowners, not segregation of housing by price points. Where changes in lot widths occur with the neighboring subdivisions should happen at the subdivision line, and not visible along the street. People who live in 120' wide lots do not want to look at homes with 80' wide lots across the street. This is not the Village of West Clay.

Steve Pittman responded that the current layout is the only one possible. Carol stated that this is not the case.

Discussion was held regarding landscaping. Steve Pittman indicated that there will be a landscaping committee that will review all landscape plans. Some changes that have been agreed to are: more shrubs and trees, foundation plantings on 3 sides of the home. They also agreed to 24" tall shrubs and 8' tall evergreen trees at time of planting.

Carol Schleif asked if any street names had been decided upon. She indicated on a visual that names had been assigned to a few areas, i.e. Dungy, Mathis. Carol has heard that some of these individuals do not want to have their names on a street and suggested that anyone who was to have a street named after them should be consulted.

Rick Ripma indicated he still has some concerns regarding this project and suggested that the Committee meet again prior to the Plan Commission meeting.

Charlie Frankenberger indicated that the petitioner is anxious to get this project in front of the Plan Commission and requested we continue with the discussion.

Jay Dorman indicated that the Committee could accept several aspects of the project, i.e. the widened roads and the two roundabouts. He suggested that the Committee could meet again prior to the Plan Commission meeting. However, there is not enough time.

One concern continues to be on architectural design on both accessory and primary structures. Carol feels strongly that level of detail and consistency of materials needs to be maintained on both the primary and accessory structures. Lively discussion ensued as to the meaning of "detail" and to what degree did this detail have to be carried out through-out the property.

Sally Shapiro discussed the need for open green spaces to be accessible to the whole development. Steve Pittman indicated that he would see that this happens.

Sally Shapiro and Carol Schlieff also asked that ponds not all be rectangular, but more natural in shape.

The issue of fences was discussed. Steve Pittman indicated that wrought iron fencing or fencing that looks like wrought iron would be acceptable. Also during this discussion it was decided that a pergola or an arbor would be acceptable for a gathering space

We discussed the trail system, and agreed to remove the two links to the northern end of the project. Also, to link the existing tree preservation to the sidewalk system within the neighborhood to the north and south as sketched onto the site map during the meeting.

Steve Pittman also agreed that:

- Front loaded garages to be prohibited from 80 foot wide lots but they have not been

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included in the PUD document

- Lakes would be reshaped to be more naturalistic
- The definition of masonry was to remove “cultured” and say synthetic.

Respectfully Submitted:

Approved:

Lisa M. Stewart

Rick Ripma  
Chairman

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